

066.A

0007

0001.0

Map

Block

Lot

1 of 1  
CARDResidential  
ARLINGTON

APPRAISED:

Total Card / Total Parcel

456,000 / 456,000

USE VALUE:

456,000 / 456,000

ASSESSED:

456,000 / 456,000


**Patriot**  
Properties Inc.

## PROPERTY LOCATION

No	Alt No	Direction/Street/City
24		JOHNSON RD, ARLINGTON

## OWNERSHIP

Unit #: 1

Owner 1:	COHN SHERYL
Owner 2:	
Owner 3:	

Street 1: 24 JOHNSON RD

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

## PREVIOUS OWNER

Owner 1:

Owner 2:

Street 1:

Twn/City:

St/Prov: Cntry:

Postal:

## NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1929, having primarily Wood Shingle Exterior and 1324 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 5 Rooms, and 2 Bdrms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

## LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	7420																

## IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	452,700	3,300		456,000		21009
							GIS Ref
							GIS Ref
							Insp Date
							03/02/18

 Total Card / Total Parcel  
456,000 / 456,000  
456,000 / 456,000  
456,000 / 456,000

!5700!

## USER DEFINED

Prior Id # 1:	42590
Prior Id # 2:	
Prior Id # 3:	
Date	Time
12/10/20	20:33:03
PRINT	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
LAST REV	
Date	Time
08/02/18	10:58:10
danam	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

## PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	102	FV	446,100	3300	.		449,400	449,400	Year End Roll	12/18/2019
2019	102	FV	442,400	3300	.		445,700	445,700	Year End Roll	1/3/2019
2018	102	FV	392,100	3300	.		395,400	395,400	Year End Roll	12/20/2017
2017	102	FV	358,100	3300	.		361,400	361,400	Year End Roll	1/3/2017
2016	102	FV	358,100	3300	.		361,400	361,400	Year End	1/4/2016
2015	102	FV	331,400	3300	.		334,700	334,700	Year End Roll	12/11/2014
2014	102	FV	316,600	3300	.		319,900	319,900	Year End Roll	12/16/2013
2013	102	FV	316,600	3300	.		319,900	319,900		12/13/2012

Parcel ID 066.A-0007-0001.0

## SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
THOMPSON DOROTH	27509-449		7/25/1997		275,000	No	No	Y	

## ACTIVITY INFORMATION

Date	Result	By	Name
3/2/2018	Measured	DGM	D Mann
5/3/2012	Info Fm Prmt	BR	B Rossignol
1/2/2004	External Ins	BR	B Rossignol
11/11/1999	Inspected	267	PATRIOT
10/7/1999	Measured	267	PATRIOT
8/2/1993		EK	

Sign: VERIFICATION OF VISIT NOT DATA

/ / /

Total AC/HA: 0.00000

Total SF/SM: 0

Parcel LUC: 102 Condo

Prime NB Desc: CONDO

Total:

Spl Credit

Total:

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021

apro

2021

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH					
Type: 99 - Condo Conv				Full Bath: 1	Rating: Average			1999 CONDO CONVERSION.									
Sty Ht: 2A - 2 Sty +Attic				A Bath:	Rating:												
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:												
Foundation: 2 - Conc. Block				A 3QBth:	Rating:												
Frame: 1 - Wood				1/2 Bath: 1	Rating: Good												
Prime Wall: 1 - Wood Shingle				A HBth:	Rating:												
Sec Wall:		%		OthrFix:	Rating:												
Roof Struct: 1 - Gable				RESIDENTIAL GRID													
Roof Cover: 1 - Asphalt Shgl				1st Res Grid Desc: Line 1 # Units: 1													
Color: BEIGE				Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L		
View / Desir: N - NONE				Other											O		
GENERAL INFORMATION				Upper													
Grade: C - Average				Lvl 2													
Year Blt: 1929	Eff Yr Blt:			Lvl 1													
Alt LUC:		Alt %:		Lower													
Jurisdct: G13		Fact: .		Totals	RMs: 5	BRs: 2	Baths: 1	HB: 1									
Const Mod:				REMODELING				RES BREAKDOWN									
Lump Sum Adj:				Exterior:		No Unit	RMS	BRS	FL								
INTERIOR INFORMATION				Interior:		1	5	2									
Avg Ht/FL: STD				Additions:													
Prim Int Wall: 2 - Plaster				Kitchen:													
Sec Int Wall:		%		Baths:													
Partition: T - Typical				Plumbing:													
Prim Floors: 3 - Hardwood				Electric:													
Sec Floors: 4 - Carpet		25%	Total: 31 %	Heating:													
Bsmnt Flr: 12 - Concrete				General:													
Subfloor:																	
Bsmnt Gar:																	
Electric: 3 - Typical																	
Insulation: 2 - Typical																	
Int vs Ext: S																	
Heat Fuel: 2 - Gas																	
Heat Type: 5 - Steam																	
# Heat Sys: 1																	
% Heated: 100		% AC:															
Solar HW: NO	Central Vac: NO																
% Com Wall	% Sprinkled:																
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:					
SPEC FEATURES/YARD ITEMS				PARCEL ID 066.A-0007-0001.0										IMAGE			
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
3	Garage	D	Y	1	10X20	A	AV	1929	27.50	T	40	102			3,300		3,300
More: N	Total Yard Items:	3,300		Total Special Features:					Total:	3,300				AssessPro Patriot Properties, Inc			